WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Russ Haselton 550 Doral Country Dr Nashville, TN 37221	SAME	Portion map 168 parcel 46 Portion map 169 parcel 40

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby acknowledged, W. E. Haselton and wife, Suzanne H. Haselton, Barbara U. Haselton, John H. Haselton and wife, Janet B. Haselton, Thomas Hirsbrunner and wife, Gail H. Hirsbrunner, Richard D. Jones and wife, Lisa H. Jones, and James R. Haselton and wife, Amanda H. Haselton, have bargained and sold, and by these presents do transfer and convey unto the said James R. Haselton and wife, Amanda H. Haselton, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land as shown on Property Map 169, Assessor's Office of Davidson County, Nashville, Tennessee, and being Tract 6 of Haselton Subdivision Section Two Tract 6 recorded in Platbook 6050, Page 554, R.O.D.C., bounded in general by Haselton Road on the East; Tract 2 of Haselton's Two Lot Subdivision on the North; Mary Johnson on the West; W.E. Haselton et al remainder of the South, more particularly described as follows:

Beginning at a concrete monument on the West margin of Haselton Road, said monument being located S 58 Deg. 24 Min. 02 Sec. E, 308.76 Ft. from an existing concrete monument at the common corner of Tracts 4 and 5 of the Haselton Subdivision Section Two (Ref. Platbook 6250 Page 805 R.O.D.C.), thence leaving said Road S 71 Deg. 00 Min. 16 Sec. W, 535.19 Ft. to a concrete monument (N); thence S 86 Deg. 16 Min. 36 Sec. W, 552.55 Ft. to a concrete monument (N): thence N 06 Deg. 09 Min. 59 Sec. E, 145.97 Ft. to an iron pin (the SE corner of Mary Johnson & J. H. Johnson, Ref. Deedbook 2492, Page 610 R.O.D.C.) thence with Johnson's East line, N 03 Deg. 46 Min. 58 Sec. E, 270.70 Ft. to an iron pin set at an original corner; thence N 86 Deg. 23 Min. 20 Sec E, 11.42 Ft. to an existing iron pin, the SW corner of Tract 2 of Haselton's Two Lot Subdivision (Platbook 7900, Page 472 R.O.D.C.); thence leaving Mary Johnson and with Tract 2 of said subdivision, N 86 Deg. 23 Min. 20 Sec. E, 234.44 Ft. to a concrete monument (N); thence leaving Tract 2, S 03 Deg. 31 Min. 22 Sec. E, 361.70 Ft. to a existing iron pin; thence N 86 Deg. 16 Min. 36 Sec. E, 240.82 Ft. to an existing iron pin; thence N 71 Deg. 00 Min. 16 Sec. E, 467.57 Ft. to a concrete monument on the West margin of Haselton Road; thence with the West margin of said Road, S 69 Deg. 36 Min. 53 Sec. E, 78.81 Ft. to the point of beginning, containing 3.44 acres, more or less, and being a portion of W.E. Haselton and John Haselton property as recorded in Deed Book 6641, Page 744 R.O.D.C. and Deedbook 5845,Page 452 R.O.D.C., according to a survey dated 11/17/93 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064 and being the same property conveyed by quitclaim deed from John Hall Haselton, Trustee of John E. Haselton Testamentary Trust, to Lisa H. Jones, Gail Hirsbrunner, James Russell Haselton and John Hall Haselton and of record in Book 9198, Page 541, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following restrictive covenants, which it is expressly agreed by the grantors and grantees herein shall be binding upon the grantees, their heirs and assigns, and which shall attach and run with the land and be binding upon all and every person or persons who may now or hereafter own, possess, convey or use the real property herein conveyed, or any part thereof for a period of Fifty (50) years from the date of this deed, to wit:

1. This tract of real property shall not be used for any purpose except for residential purposes, and no residential building shall be constructed, altered or used for occupancy by more than one family.

2. No part of said real property shall be subdivided or reconveyed so as to permit a building lot area of less than the original parcel described above.

3. Any residential structure constructed on said real property shall contain not less than 2,000 square feet of enclosed floor space for living purposes per family dwelling unit, excluding any attached garage or below grade basement area. The roof of such residential structure shall have a slope of not less than three inches of vertical rise to twelve inches of horizontal distance.

4. Nothing herein shall be deemed to prevent the use of a portion of any residence as an office for any business or profession conducted by the occupant of such resident; provided that not more than one-fourth of the total area of such residence shall be devoted to such office space.

5. No noxious or offensive trade or activity shall be conducted or maintained on the real property herein conveyed, nor shall anything be done which can constitute a nuisance.

6. Nothing herein shall be deemed to prevent the construction of any barn, garage or other out building on said real property; but any such barn, garage or out building shall be located on the northern or western one-half of the property herein conveyed.

7. No trailer, basement home, tenant garage, barn or other out building shall be erected or used as either a temporary or permanent residence and no outside privy or toilet shall be erected.

8. If any owner or occupant of the property hereinabove described shall violate or attempt to violate any of the covenants or restrictions contained herein, then the grantors herein, or any of their successors in interest, at any time may institute proceedings at law or in equity against the person or persons violating or attempting to violate said covenants and restrictions, to prevent such violation by injunction, or to recover damages for such violation.

9. If any one or more of the covenants or restrictions herein contained are declared invalid by order of any court having jurisdiction, such invalidation shall in no way affect any other restriction herein contained, all of which shall remain in full force and effect, each restriction being treated as a separate covenant.

The grantors herein are granted back a 50 foot ingress-egress easement through the South boundary of the above 3.44 acre tract, described as follows:

> Beginning at the point of beginning of the above tract (concrete monument) on the West margin of Haselton Road, thence S 71 Deg. 00 Min. 16 Sec. W, 535.19 Ft. to a concrete monument; hence S 86 Deg. 16 Min. 36 Sec. W, 552.55 Ft. to a concrete monument; thence N 06 Deg. 09 Min. 59 Sec. E, 50.75 Ft. to a point; thence N 86 Deg. 16

Min. 36 Sec. E, 537.13 Ft. to an existing iron pin; thence N 71 Deg. 00 Min. 16 Sec. E, 467.57 Ft. to a concrete Monument on the West margin of Haselton Road; thence with Haselton Road S 69 Deg. 36 Min. 53 Sec. E, 78.81 Ft. to the point of beginning.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James R. Haselton and wife, Amanda H. Haselton, their heirs and representatives, forever.

And we do covenant with the said James R. Haselton and wife, Amanda H. Haselton, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as of record. And we, the grantors herein, do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said James R. Haselton and wife, Amanda H. Haselton, their heirs and representatives, against the lawful claims of all persons whomsoever.

WITNESSED our hands on the dates indicated below.

W. E. HASELTON

SUZANNE H. HASELTON

BARBARA U. HASELTON

JOHN H. HASELTON

JANET B. HASELTON

THOMAS HIRSBRUNNER

GAIL H. HIRSBRUNNER

RICHARD D. JONES

LISA H. JONES

JAMES R. HASELTON

AMANDA H. HASELTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary J. Karnes, a Notary Public in and for said County and State, the within named W. E. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 1994.

Mary J. Karnes
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary J. Karnes a Notary Public in and for said County and State, the within named SUZANNE H. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January 1994. ~~1993.~~

Mary J. Karnes
NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 24, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Faye Fox, a Notary Public in and for said County and State, the within named BARBARA U. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 1994.

Faye P. Fox
NOTARY PUBLIC

My Commission Expires: 11-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, John H Haselton, a Notary Public in and for said County and State, the within named JOHN H. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 1993.

Sharon R Hart
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Janet B Haselton, a Notary Public in and for said County and State, the within named JANET B. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of January, 1993.

Sharon R Hart
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named THOMAS HIRSBRUNNER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, ~~1993~~. 1994

Judy Lyell Waters
NOTARY PUBLIC

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named GAIL H. HIRSBRUNNER, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of January, ~~1993~~. 1994

Judy Lyell Waters
NOTARY PUBLIC

My Commission Expires: 7-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard D Jones a Notary Public in and for said County and State, the within named RICHARD D. JONES, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of Jan., 1994

Sharon R Hart
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa H Jones, a Notary Public in and for said County and State, the within named LISA H. JONES, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8 day of Jan., 1994

Sharon R Hart
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

BOOK 9225 PAGE 435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Faye Fox, a Notary Public in and for said County and State, the within named JAMES R. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1994.

Faye P. Fox
NOTARY PUBLIC

My Commission Expires: 11-23-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon R Hart, a Notary Public in and for said County and State, the within named AMANDA H. HASELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes herein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of Jan., 1994.

Sharon R Hart
NOTARY PUBLIC

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $15,000.

AFFIANT

Sworn to and subscribed before me this 20 day of January, 1994.

Dana Ferguson
~~NOTARY PUBLIC~~ Dep. Register

~~My Commission Expires:~~ _____

1510 01/20 0101 03CHECK 80.50

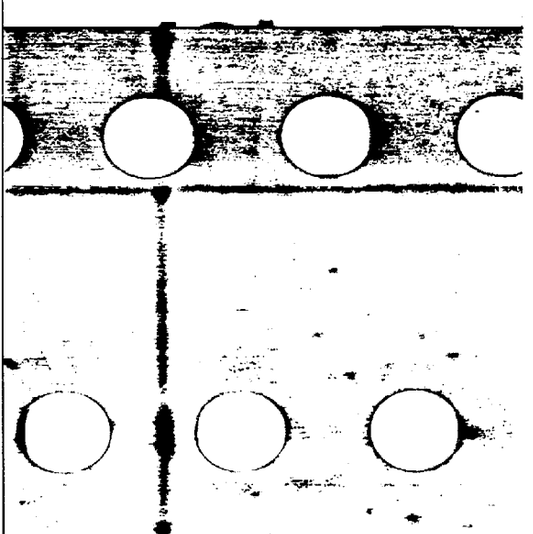
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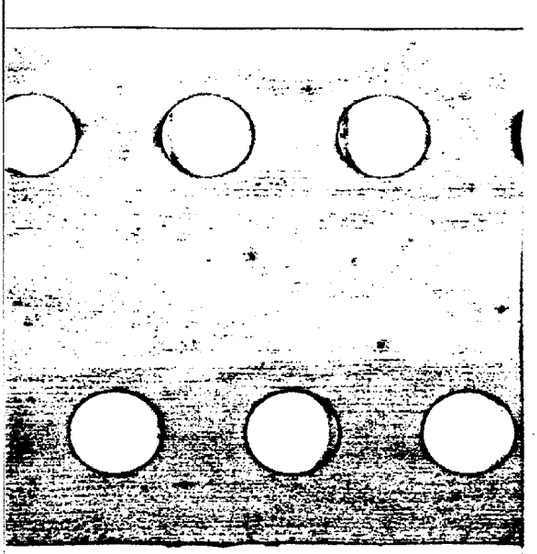
H. Tom Kittrell, Jr.
Attorney at Law
1416 Parkway Towers
Nashville, TN 37219

PICK-UP

94 JAN 20 PM 3:23
FELIX E. MASSEY REGISTER
DAVIDSON COUNTY, TN.

09330
IDENTIF. & REFERENCE





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9225 PAGE 436

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 24.00
TOTAL 80.50
CHECK 80.50

01/20/94 01 15:23 0001 1510

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09330
IDENTIF. ↑ REFERENCE

94 JAN 20 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 747475